

Zoning District Change for Planned Development

City of Euless
201 N. Ector Drive
Euless, Texas
817-685-1684

PART 1. APPLICANT INFORMATION

APPLICANT/AGENT: Lennar Homes C/O Greg Urech

Signature: 

Mailing Address: 1707 Market Place Blvd. Suite #: 100

City: Irving State: TX Zip Code 75063

Telephone (469) 587-5200 Fax ()

Email: greg.urech@lennar.com

OWNER: Greg & Pamela Autrey; McMullin IOLA Family Ltd. PRT.

Signature: See attached for owners signatures.

Mailing Address: See attached. Suite #:

City: Euless State: TX Zip Code 76040

Telephone () See Attached Fax ()

PART 2. PURPOSE OF PROPOSAL

☐ Amend ZONING REGULATIONS contained in section

☒ Amend the OFFICIAL ZONING MAP by changing 36.288 acres of land currently zoned R-1 to be zoned PD

In what ways have conditions changed substantially since the current zoning was set for this property?

Nothing Substantial

How would the proposed amendment promote the public welfare and encourage orderly city development?

This amendment represents a mix of adjacent zonings, and would create a transition zone between those zonings.

PART 3. PROPERTY DESCRIPTION

Street Address of Property (if available): 2114 W. Pipeline Rd. Euless, TX 76040

LEGAL DESCRIPTION: Subdivision Name N/A-Unplatted

Block(s) and Lot(s) N/A

Survey Name(s): James M. Matson Abstract No(s): 1080 Tract(s) See attached

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City: Irving State: TX Zip Code 75063

Telephone (469) 587-5200

Fax () _____

Email: greg.urech@lennar.com

OWNER: Gary & Pamela Autrey

Signature: 

Mailing Address: 1001 Westpark Way Suite #: _____

City: Euless State: TX Zip Code 76040

Telephone () _____ Fax () _____

PART 2. PURPOSE OF PROPOSAL

☐ Amend ZONING REGULATIONS contained in section _____

☐ Amend the OFFICIAL ZONING MAP by changing 5.469 acres of land currently zoned R-1
to be zoned PD

In what ways have conditions changed substantially since the current zoning was set for this property?
Nothing Substantial

How would the proposed amendment promote the public welfare and encourage orderly city development?
This amendment represents a mix of existing adjacent zonings, and would create a transition zone between those zonings

PART 3. PROPERTY DESCRIPTION

Street Address of Property (if available): 1001 Westpark Way Euless, TX 76040

LEGAL DESCRIPTION: Subdivision Name N/A- Unplatted

Block(s) and Lot(s) N/A

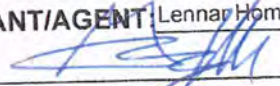
Survey Name(s): James M. Matson Abstract No(s): 1080 Tract(s) 3E

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PART 1. APPLICANT INFORMATION

APPLICANT/AGENT: Lennar Homes C/O Greg Urech

Signature: 

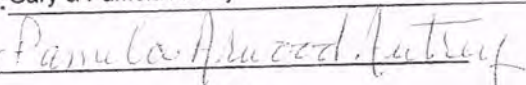
Mailing Address: 1707 Market Place Blvd. Suite #: 100

City: Irving State: TX Zip Code: 75063

Telephone: (469) 587-5200 Fax: ()

Email: greg.urech@lennar.com

OWNER: Gary & Pamela Autrey

Signature: 

Mailing Address: 1001 Westpark Way Suite #:

City: Euless State: TX Zip Code: 76040

Telephone: () Fax: ()

PART 2. PURPOSE OF PROPOSAL

- ☐ Amend ZONING REGULATIONS contained in section _____
- ☐ Amend the OFFICIAL ZONING MAP by changing 5.469 acres of land currently zoned R-1 to be zoned PD _____

In what ways have conditions changed substantially since the current zoning was set for this property?
Nothing Substantial

How would the proposed amendment promote the public welfare and encourage orderly city development?
This amendment represents a mix of existing adjacent zonings, and would create a transition zone between those zonings.

PART 3. PROPERTY DESCRIPTION

Street Address of Property (if available): 1001 Westpark Way Euless, TX 76040

LEGAL DESCRIPTION: Subdivision Name N/A- Unplatted
Block(s) and Lot(s) N/A

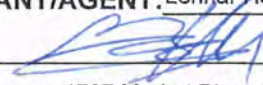
Survey Name(s): James M. Matson Abstract No(s): 1080 Tract(s): 3E

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PART 1. APPLICANT INFORMATION

APPLICANT/AGENT: Lennar Homes C/O Greg Urech

Signature: 

Mailing Address: 1707 Market Place Blvd.

Suite #: 100

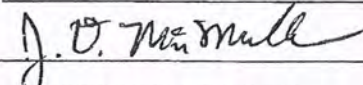
City: Irving State: TX Zip Code 75063

Telephone (469) 587-5200

Fax ()

Email: greg.urech@lennar.com

OWNER: McMullin IOLA Family Ltd. PRT.

Signature: 

Mailing Address: 2114 W. Pipeline Road

Suite #:

City: Euless State: TX Zip Code 76040

Telephone (817) 917-3203

Fax ()

PART 2. PURPOSE OF PROPOSAL

☐ Amend ZONING REGULATIONS contained in section _____

☐ Amend the OFFICIAL ZONING MAP by changing 30 acres of land currently zoned R-1 to be zoned PD.

In what ways have conditions changed substantially since the current zoning was set for this property?
Nothing Substantial

How would the proposed amendment promote the public welfare and encourage orderly city development?
This amendment represents a mix of existing adjacent zonings, and would create a transition zone between those zonings.

PART 3. PROPERTY DESCRIPTION

Street Address of Property (if available): 2114 W. Pipeline Road Euless, TX 76040

LEGAL DESCRIPTION: Subdivision Name N/A- Unplatted

Block(s) and Lot(s) N/A

Survey Name(s): James M. Matson

Abstract No(s): 1080

Tract(s) 1, 1D, 1D HS

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PART 1. APPLICANT INFORMATION

APPLICANT/AGENT: Lennar Homes C/O Greg Urech

Signature: [Signature]

Mailing Address: 1707 Market Place Blvd. Suite #: 100

City: Irving State: TX Zip Code 75063

Telephone (469) 587-5200 Fax ()

Email: greg.urech@lennar.com

OWNER: McMullin IOLA Family Ltd. PRT.

Signature: [Signature] [Signature]

Mailing Address: 2114 W. Pipeline Road Suite #:

City: Euless State: TX Zip Code 76040

Telephone (817) 267-0335 Fax ()

PART 2. PURPOSE OF PROPOSAL

☐ Amend ZONING REGULATIONS contained in section

☐ Amend the OFFICIAL ZONING MAP by changing 30 acres of land currently zoned R-1 to be zoned PD

In what ways have conditions changed substantially since the current zoning was set for this property?
Nothing Substantial

How would the proposed amendment promote the public welfare and encourage orderly city development?
This amendment represents a mix of existing adjacent zonings, and would create a transition zone between those zonings

PART 3. PROPERTY DESCRIPTION

Street Address of Property (if available): 2114 W. Pipeline Road Euless, TX 76040

LEGAL DESCRIPTION: Subdivision Name N/A- Unplatted
Block(s) and Lot(s) N/A

Survey Name(s): James M. Matson Abstract No(s): 1080 Tract(s) 1, 1D, 1D HS

PART 4. PRESENT USE OF PROPERTY (Circle One)

VACANT LAND

VACANT BUILDING

SINGLE FAMILY DWELLING

COMMERCIAL

MULTI-FAMILY DWELLINGS

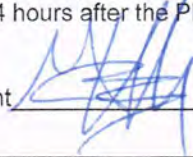
INDUSTRIAL

OTHER: _____

PART 5. ACKNOWLEDGMENTS

I certify that the above information is correct and complete to the best of my knowledge and ability and that I will be fully prepared to present the above proposal at a Planning and Zoning Commission public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Department of Planning and Development. I understand that 50% of my application fee will be refunded if my written request for withdrawal is received by the Department within 24 hours after the Planning and Zoning Commission public hearing.

Applicant, Owner or Authorized Agent



Date _____

PLEASE SEND COMMENTS/REVISIONS TO:
london.king@jacobs.com

OFFICE USE ONLY:

| Fee Paid: | Received By: | Date Received: | Case Number: | H.T.E. Number: |
|-----------|--------------|----------------|--------------|----------------|
| 862.88 | Tesla Harlan | 6/19/18 | 18-03-PD | 18-203 |

Site Plan Process

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):
Intersection of Highway 10 and Pipeline Road.

Current Legal Description (abstract and tract number or subdivision, lot, and block):
James M. Matson Survey; Abstract No. 1080; Tract 3E

Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):
R-1

USE/CONDITIONS/PARKING:

Proposed Use: Single Family Residential SIC Code: 0000

Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s):

I ; W

Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):

3; Note: 2 covered spaces required per this PD

PROPOSED BUILDING STATISTICS:

Lot Area R5-5,500 SF; R6- 7,500 SF ;

Lot Width at Building Line for each Street Frontage R5- 50' Min.; R6-65' Min.

Proposed Building Setbacks:

Front: 15' Min. 20' Max Rear: 0' Min. Side (left): Side (right):

| | |
|---------------------------------|-----------------------------|
| Gross Building Floor Area | <u>65% Max Lot Coverage</u> |
| Height in Feet to Highest Point | <u>35' Max</u> |
| Number of Floors | <u>2.5 Max</u> |

Exterior Masonry Façade (exclusive of doors and windows):

| | | | | | | | | | | | |
|-----------------------|-------|------------|---|---|--------|------------|---|---|-------|---------|---|
| Front Elevation: | Brick | <u>N/A</u> | % | / | Stucco | <u>N/A</u> | % | / | Other | <u></u> | % |
| Left Side Elevation: | Brick | <u>N/A</u> | % | / | Stucco | <u>N/A</u> | % | / | Other | <u></u> | % |
| Right Side Elevation: | Brick | <u>N/A</u> | % | / | Stucco | <u>N/A</u> | % | / | Other | <u></u> | % |
| Rear Elevation: | Brick | <u>N/A</u> | % | / | Stucco | <u>N/A</u> | % | / | Other | <u></u> | % |